



City of Venice

401 West Venice Avenue
Venice, FL 34285
www.venicegov.com

Meeting Minutes Planning Commission

Tuesday, February 20, 2024

1:30 PM

Council Chambers

[23-53AM](#)

Land Development Regulations (LDR) - Single Family Townhouses Text Amendment (Legislative)

Staff: Brittany Smith, Planner

Agent: Jackson R. Boone, Esq., Boone Law Firm

Applicant: Lafayette RE Management, LLC

Chair Snyder announced this is a legislative hearing, read the memorandum regarding advertisement and written communications, and opened the public hearing.

Planner Smith, being duly sworn, presented request description, Code Sections 2.4.3.B.5.b and 2.2.2.B table to be amended, consistency with Comprehensive Plan, compliance with Land Development Code (LDC), decision criteria, and the proposed text amendments language.

Jackson Boone, Agent, being duly sworn, presented text amendment, addition of 18 foot minimum lot standard, the current 30 foot minimum lot standards, lot width needed on villas versus town homes, samples of town homes under development in surrounding area, requested note on Table 2.2.2.B, feasibility of side setback standards on attached developments, consistency with Comprehensive Plan, and answered Commission questions on lot sizes on sample provided, impact on construction of individual town homes, whether side setbacks would be applicable to end units, clarification of language regarding lot coverage, and whether related project is a land condominium or fee simple lots.

Chair Snyder closed the public hearing.

A motion was made by Mr. McKeon, seconded by Vice Chair Willson, that based on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency, finds this Petition consistent with the Comprehensive Plan and in compliance with Florida Statutes Chapter 163, Part II, and therefore, recommends to City Council approval of Text Amendment Petition No. 23-53AM. The motion carried by the following electronic vote:

Yes: 7 - Mr. Hale, Mr. Willson, Mr. Jasper, Ms. Schierberg, Chair Snyder, Mr. Preiksats and Mr. McKeon